



County of San Diego

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NOTICE OF PREPARATION DOCUMENTATION

DATE: September 11, 2014

PROJECT NAME: North County Environmental Resources (NCER) Recycling Facility

PROJECT NUMBER(S): PDS2008-3500-08-015; PDS2013-BC-13-0019

PROJECT APPLICANT: Arie DeJong, Hilltop Group Inc.

ENV. REVIEW NUMBER: PDS2008-3910-08-08-012

PROJECT DESCRIPTION:

The project is a recycling facility for tree waste chipping and grinding; the recycling of wood and construction debris ("C&D wood"); and the recycling of concrete, asphalt, and inert material from demolition projects ("CDI debris"). Only pre-sorted, non-contaminated tree trimmings, wood and construction debris would be accepted for processing and there would be no composting or acceptance of solid waste. The proposed NCER facility would likely require permits for both a Medium Volume CDI facility, regulated by CCR Title 14, Division 7, Chapter 3.0, Article 5.9 Section 17383.5, and a Compostable Material Chipping and Grinding permit. NCER is anticipated to release two truckloads per day (approximately 48 tons per day, 15,000 net tons annually) of finished product. The daily maximum combined process tonnage of C&D wood debris and/or CDI debris allowed by the Local Enforcement Agency (LEA) is 174 tons. The proposed project consists of a 12,000-square foot steel building, 100,000 gallon water tank, a security trailer, truck scales, and up to twenty (60 feet by 60 feet by 18 feet high) adjustable storage containers. The facility would operate six days a week, Monday through Saturday, from 5:00 AM to 7:00 PM. Solid waste permits are required by the County Local Enforcement Agency (LEA) in conformance with state and County regulations. A Site Plan is required in conformance with the County Zoning Ordinance and a Habitat Loss Permit is required in conformance with the Natural Communities Conservation Planning Act. The project also includes a Boundary Adjustment between APNs 187-100-35 and 187-100-37 to provide a buffer to residential property. Combined, the project site totals 139.5 gross acres (135.6 net acres). The proposed NCER Recycling Facility would be constructed on a 35.5 acre parcel in the southeast corner of the site. Regional access is provided by I-15 to the Deer Springs Road exit and local access to the site is provided by a private easement road via Mesa Rock Road. Fire protection services would be provided by the Deer Springs Fire

Protection District, potable water would be provided by the Vallecitos Water District, and an onsite septic system is proposed. See the attached Initial Study for a more detailed project description.

PROJECT LOCATION:

The project is located at 25568 Mesa Rock Road in the North County Metropolitan Subregional Plan Area (Twin Oaks Sponsor Group Area) within the unincorporated area of San Diego County. The project site encompasses six commonly owned separate parcels of real property identified as San Diego County Assessor Parcel Numbers (APNs) 187-100-23, 187-100-31, 187-100-33, 187-100-35, 187-100-37, and 187-100-38. See attached regional location map and USGS project location map.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

- Aesthetics
- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise

Attachments:

- Project Regional Location Map
- Project Detailed Location Map
- Plot Plan Exhibit
- Environmental Initial Study